

# PRELIMINARY REPORT

## 2015: E2 – Hopfe Road

**APPLICANT:** Harris County Engineering Department

**KEY MAP:** 285 T  
**JURISDICTION:** Harris County

**LAMBERT:** 4370  
**DISTRICT/PRECINCT:**  
Harris County Pct.: 3

### PROPOSAL:

Harris County is requesting the deletion of Major Thoroughfare Hopfe Road, between FM 2920 and Bauer Road, from the Major Thoroughfare and Freeway Plan (MTFP). The Major Thoroughfare is currently classified with 4 lanes and a 100-foot right-of-way (T-4-100).

### APPLICANT'S JUSTIFICATION and HISTORY:

City of Houston and Harris County staff recently met with a proposed developer who has chosen not to submit a development plat due to part to the mapped alignment bisecting developable land and his responsibility to dedicate the right-of-way (ROW). Also, the current proposed alignment bisects four other properties.

The applicant states that this alignment should be deleted from the (MTFP) because the current curve, as shown on the MTFP, does not meet the Chapter 42 geometric requirements for a Major Thoroughfare. The current proposed curve has an approximate radius of 1,700 feet, while the minimum required radius is 2,000 feet. Hopfe Road is not needed for block length requirements per Chapter 42, as the distance on Bauer Road between FM 2920 and proposed Hopfe Road is 2,000 feet, and the maximum block length distance for a Major Thoroughfare is 2,600 feet.

The applicant contends that if we leave the alignment as it currently exists on the MTFP, it is possible that the adjacent property owners would not plat because the current alignment would lessen the amount of developable land, and would severely damage their property and market value. ROW has not been dedicated in this corridor, and a road has not been constructed.

Hopfe Road first appeared on the MTFP in 1976, making a T-intersection with Bauer Road. This corridor served as a middle corridor between FM 2920 to the north and Juergen Road to the south. In 1982, Hopfe Road was realigned and extended to the north and west from Bauer Road to make a connection to FM 2920. This was approximately 1800 feet west of the Bauer Road intersection. This is how the alignment currently exists on the MTFP.

### POTENTIAL ALTERNATIVE:

In an effort to preserve the grid network and circulation in this area, the Planning & Development (P&D) staff will evaluate the realignment and reclassification of Hopfe Road between Bauer Road and Becker Road as a Minor Collector with a 60' right-of-way. The proposed Minor Collector classification allows for a 2-lane street design using flexible geometric design guidelines as compared to the existing 100' right-of-way (ROW) 4-lane Major Thoroughfare designation for the roadway. The realignment would provide east west circulation between Bauer Road and Becker Road, as opposed to the current alignment, which extends Bauer Road to FM 2920.